

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0313104765
Comm # (no dashes):	53704448001
County:	Dane
Region:	Commerce
Site name:	Mike's Place (Former)
Street Address:	301 N Sherman Ave
City:	Madison
Closure Date	2000-12-20
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the <b>WTM91</b> projection)	
Easting (X):	572246.74
Northing (Y):	292996.86
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☐ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



COPY

ENVIRONMENTAL & REGULATORY SERVICES  
PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TDD #: (608) 264-8777  
Fax #: (608) 267-1381  
www.commerce.wi.us  
Tommy G. Thompson, Governor  
Brenda J. Blanchard, Secretary

December 20, 2000

Ms. Nancy O'Connell  
Floral Studio  
301 N. Sherman Ave.  
Madison, WI 53704

**RE: COMMERCE # 53704-4480-01-A**  
Mike's Place, 301 N. Sherman Ave. Madison, WI 53704

Petroleum impacts associated with a former UST system located on the property.

**Case Closure**

Dear Ms. Nancy O'Connell:

This letter acknowledges receipt of the monitoring well abandonment forms July 7, 2000 and the Notice of Contamination to Property documentation submitted December 18, 2000. The above-referenced site will now be listed as "closed" on our computer database, as described in Eric J. Scott's Conditional Closure letter dated June 12, 2000.

Thank you for your efforts in the protection of the environment. If you have any questions, you can reach me at (608) 266-0562.

Sincerely,

Alan A. Hopfensperger  
Hydrogeologist  
PECFA Site Review Section

cc: Steven E. Schulz, Owen Ayres & Associates, Inc.  
File \\fspro2\ER-83\PF\PECFA\537\53704\448001\Close-Final.doc

**RECEIVED**  
**DEC 18 2000**  
**ERS DIVISION**

3253351

Trans. Fee

NANCY L. O'CONNELL, an unmarried person,  
as Special Administrator of the ESTATE OF  
MICHAEL A. O'CONNELL, SR., deceased,

000674

the following regarding the below  
described real estate located  
in Dane County, Wisconsin:

PARCEL: 60-0710-062-0614-0

This is not homestead property.

Section 1. The Estate of Michael A. O'Connell, deceased, is the owner of the above described property; the undersigned Nancy L. O'Connell, who is the surviving spouse of Michael A. O'Connell, is the duly appointed and currently acting Special Administrator of the Estate of Michael A. O'Connell, with full and current power and authority to make, execute, record and file this document on behalf of such Estate; Michael A. O'Connell is the same person as Michael A. O'Connell, Sr.

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

3/14

a) Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

b) Residual petroleum contaminated soil with benzene and gasoline range organics (GRO) levels as high as 103 parts per Billion (ppb) and 1,590 parts per million (ppm) respectively remains on this site west and southwest of the current building, two to sixteen feet below the ground surface. It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

c) Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon the receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

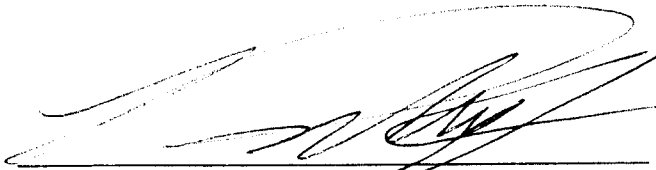
IN WITNESS WHEREOF, the owner of the property, acting by and through the undersigned Special Administrator, who hereby declares and acknowledges that she is duly authorized to sign this document on behalf of the ESTATE OF MICHAEL A. O'CONNELL (SR.), has executed this document this 22nd day of September, 2000.

ESTATE OF MICHAEL A. O'CONNELL

By *Nancy L. O'Connell* (SEAL)  
Nancy L. O'Connell, Special Administrator

Subscribed and sworn to before me  
this 22nd, day of September, 2000.

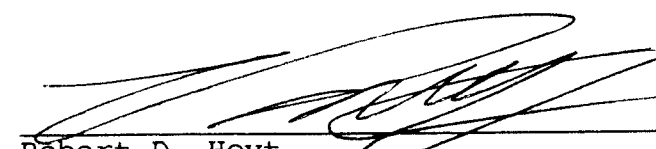
000676



Robert D. Hoyt  
Notary Public, State of Wisconsin  
My Commission is permanent.

STATE OF WISCONSIN )  
                                  ) SS  
COUNTY OF DANE        )

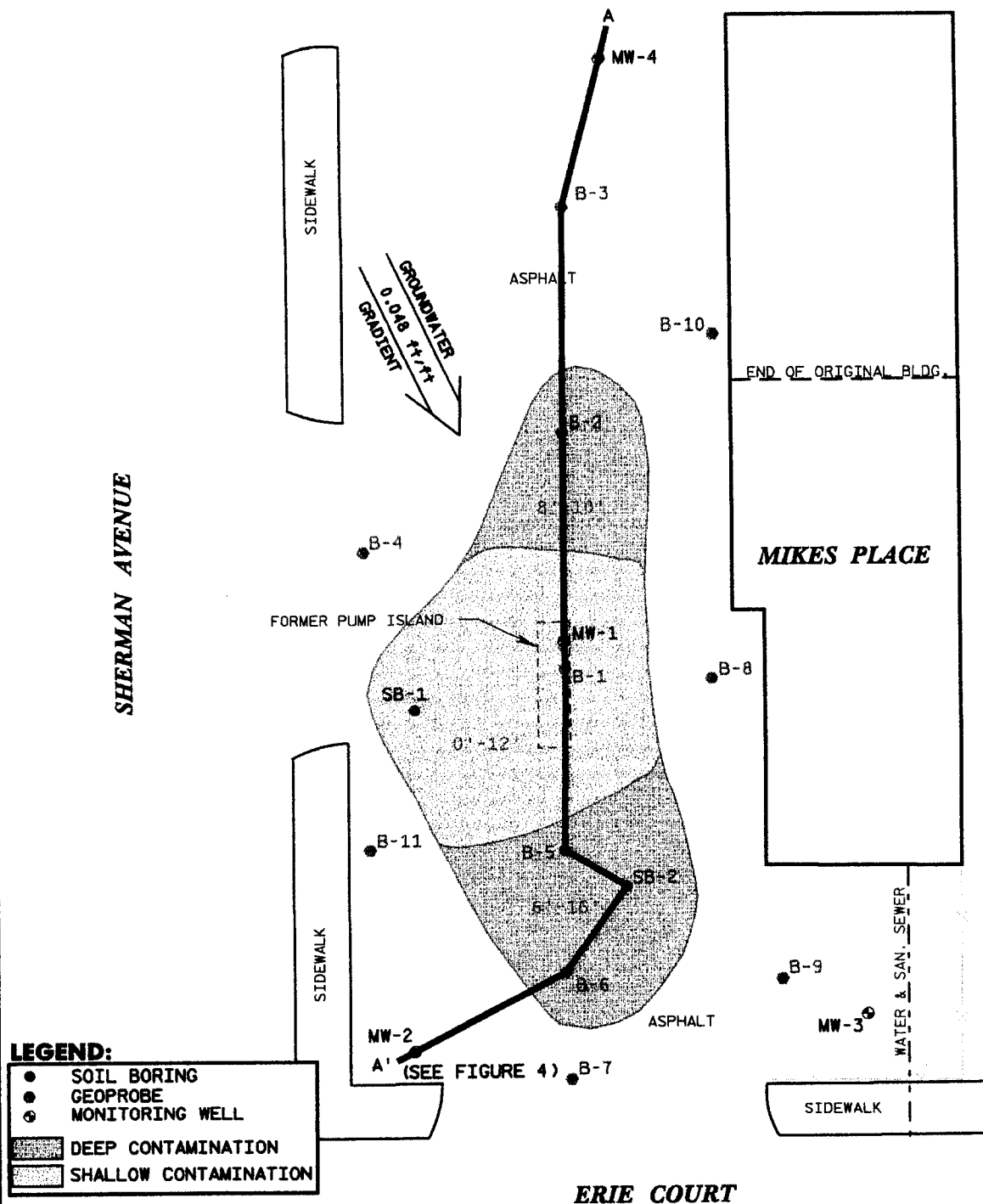
Personally came before me this 22nd day of September,  
2000 the above named Nancy L. O'Connell, to me known to be the  
person who then executed the foregoing instrument and acknowledged  
the same before me.



Robert D. Hoyt  
Notary Public, State of Wisconsin  
My Commission is permanent.

This instrument was drafted  
by Attorney Robert D. Hoyt,  
P.O. Box 672, Madison, WI  
53701, (608) 221-2227





**AYRES**  
ASSOCIATES



**MAPPING SOURCE:**  
AYRES ASSOCIATES  
CADD FILES



7.5 0 15  
**GRAPHIC SCALE IN FEET**

**FIGURE 3**  
**ESTIMATED EXTENT OF**  
**CONTAMINATED SOIL**  
**MIKES PLACE**  
**301 N. SHERMAN AVENUE**  
**MADISON, WISCONSIN**

**DATE: 03-16-98**  
**JOB NUMBER: 53-0134.10**

PEN TABLE = COLOR650.tbl  
DATE OF PLOT = 09/14/99  
DESIGN FILE IS m:dgn\*530134\*wd\*53013406.dgn  
CREATED BY = W. HERMANSON  
DGN LEVELS ON = 1-63  
PLOT FILE = P:\*MD00JP65\*53013406.PR

**Table 2**  
Mike's Place  
WDNR File Ref.: 03-13-104765  
53-0134.10

GROUND WATER MONITORING ANALYTICAL RESULTS

NATURAL ATTENUATION MONITORING PARAMETERS

Date	Ground Water Depth	Benzene	Ethyl-Benzene	MIBE	1,2,4-TMB	1,3,5-TMB	Total Xylenes	Toluene	Naphthalene	GRO	Dissolved Iron	Dissolved Manganese	Nitrate + Nitrite	Dissolved Sulfate
							micrograms per liter (ug/L)				mg/L	ug/L	mg/L	mg/L
B-6	12/16/96	2.8	< 1.0	< 1.0	< 1.0	< 1.0	< 3.0	< 1.0	~	< 50	~	~	~	~
MW-1	12/3/97	5.3	100	< 1.2	130	40	510	140	4.1	1,700	~	~	~	~
	10/2/98	836.18	120	< 0.20	80	25	236	34	~	~	~	~	~	~
	1/28/99	835.51	250	< 2.0	280	86	830	93	27	2,800	5.2	424	< 0.14	107.0
	4/29/99	838.1	12	5	150	40	275	24	14	2,100	6.36	476	< 0.14	62.4
	7/21/99	837.19	26	2.9	61	46	194	16	17	1,500	14.0	880	< 0.17	74.0
MW-2	12/3/97	100	150	< 1.2	100	19	360	24	32	1,400	~	~	~	~
	10/2/98	835.37	21	< 0.20	77	9	265	15	~	~	~	~	~	~
	1/28/99	834.76	65	< 1.0	160	14	480	34	75	2,300	0.708	214	< 0.14	12.0
	4/29/99	837.33	0.26	< 0.22	< 0.86	< 0.54	2.62	0.23	< 0.89	< 50	1.74	200	< 0.14	15.3
	4/29/99 (Blind Duplicate)	< 0.26	0.48	< 0.22	< 0.86	< 0.54	< 0.97	< 0.21	< 0.89	< 50	10.0	640	4.7	47.0
MW-3	7/21/99	836.3	34	2.7	110	17	319	30	73	1,800	7.9	660	5.0	44.0
	12/3/97	833.13	< 0.10	< 0.25	0.33	< 0.25	0.27	0.38	< 0.10	< 50	6.8	480	0.43	15.0
	10/2/98	833.99	< 0.20	< 0.20	< 0.30	< 0.30	< 0.60	< 0.20	~	~	~	~	~	~
	1/28/99	833.32	< 0.20	< 0.20	< 0.30	< 0.30	< 0.60	< 0.20	< 1.7	< 30	< 0.020	141	0.6	17.2
	4/29/99	835.9	15	1.1	< 0.86	< 0.54	6.6	2.7	< 0.89	210	< 0.020	4.16	~	22.2
MW-4	7/21/99	834.94	0.5	< 0.22	< 0.86	< 0.54	< 0.97	< 0.21	< 0.89	< 50	6.8	520	0.59	18.0
	12/3/97	835.68	< 0.10	< 0.25	0.12	< 0.10	< 0.25	0.35	< 0.10	< 50	0.25	180	1.7	30.0
	10/2/98	837.09	< 0.20	< 0.20	< 0.30	< 0.30	< 0.60	< 0.20	~	~	~	~	~	~
	1/28/99	836.39	< 0.20	< 0.20	< 0.30	< 0.30	< 0.60	< 0.20	< 1.7	< 30	< 0.020	203	3.49	23.6
	4/29/99	839.23	< 0.26	< 0.24	< 0.86	< 0.54	< 0.97	< 0.21	< 0.89	< 50	< 0.020	75.1	4.64	27.9
NR 140	7/21/99	838.31	< 0.26	< 0.24	< 0.86	< 0.54	< 0.97	< 0.21	< 0.89	< 50	9.1	1,200	6.5	24.0
	Preventive Action Limit	0.5	140	12	96	124	620	343	8	NE	25.0	130	5.1	23.0
NR 140 Enforcement Standard		5	700	60	480	620	620	343	40	NE				

MIBE = Methyl tert Butyl Ether  
TMB = Trimethylbenzene  
GRO = Gasoline Range Organics  
ug/L = ppb  
mg/L = milligrams per liter or ppm

NE = Not Established  
~ = Not Analyzed  
**Bold** Exceeds Preventive Action Limit  
**Bold** Exceeds Enforcement Standard